DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Geoff Bradley, Bellevue Parks and Community Services

LOCATION OF PROPOSAL: 4551 Coal Creek Parkway SE

DESCRIPTION OF PROPOSAL: Construction of a paved parking lot and associated improvements within wetland and stream buffers to improve and expand an existing gravel parking lot serving a trailhead in the Coal Creek Park Natural Area.

FILE NUMBERS: 15-125733-LO **PLANNER:** Reilly Pittman

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

☐ There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.

☒ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on **7/7/2016**

☐ This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5:00 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project): or if the DNS was procured by misrepresentation or lack of material disclosure.

Kevin M Bates for
Carol V. Helland
Environmental Coordinator

6/23/2016
Date

OTHERS TO RECEIVE THIS DOCUMENT:
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☒ State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
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☒ Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us

City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name:	Coal Creek Parkway Trailhead
Proposal Address:	4551 Coal Creek Parkway SE
Proposal Description:	The City of Bellevue Parks and Community Services Department proposes to expand a gravel parking area to provide a new paved parking area within wetland and stream buffers near Coal Creek to serve the regional trail system within Coal Creek Park Natural Area.
File Number:	15-125733-LO
Applicant:	Geoff Bradley, Bellevue Parks and Community Services
Decisions Included	Critical Areas Land Use Permit (Process II. 20.30P)
Planner:	Reilly Pittman, Land Use Planner
State Environmental Policy Act Threshold Determination:	**Determination of Non-Significance** Carol V. Helland, Environmental Coordinator Development Services Department
Director's Decision:	**Approval with Conditions** Michael A. Brennan, Director Development Services Department By: _____ Carol V. Helland, Land Use Director

Application Date:	October 23, 2015
Notice of Application Date:	January 28, 2016
Decision Publication Date:	June 23, 2016
Project Appeal Deadline:	July 7, 2016

For information on how to appeal a proposal, visit Development Services Center at City Hall or call (425) 452-6800. Appeal of the decision must be received in the City's Clerk's Office by 5 PM on the date noted for appeal of the decision.

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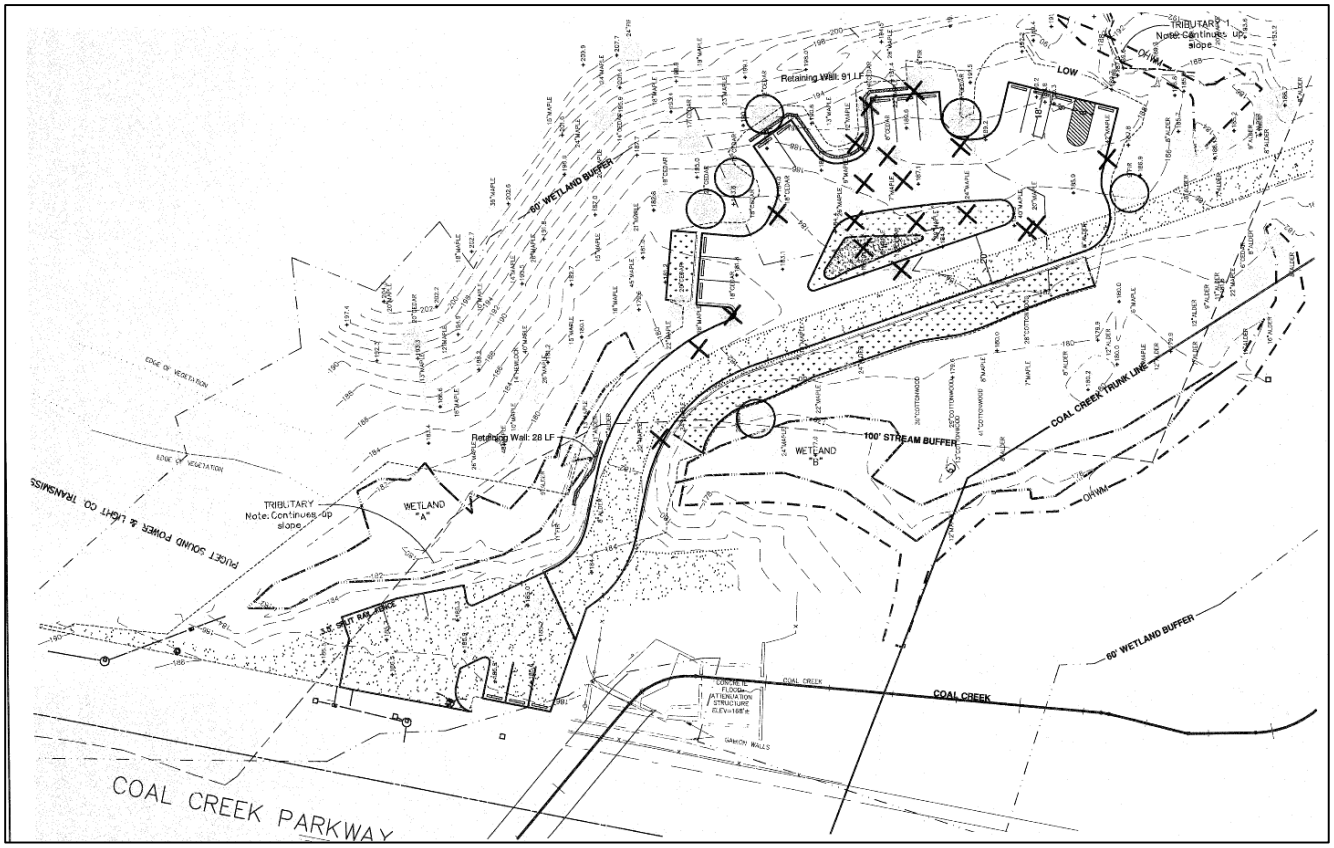
Attachments

1. Project Plans – In File
2. Mitigation Planting Plan – In File
3. Critical Areas Land Use Permit Narrative, Wetland Delineation and Analysis Reports, Wetland Rating Forms, Geotech Report – In File
4. Survey, Project forms, SEPA checklist, Communications – In File

I. Proposal Description

Bellevue Parks and Community Development proposes to improve and expand 10,445 square-foot gravel parking area adjacent to Coal Creek Parkway. This currently informal trailhead and parking area provides unorganized parking for approximately ten cars and access to the trail system within Coal Creek Park. There is an existing unimproved gravel roadway that provides access to City utility maintenance crews that need access to the nearby off-channel sediment collection ponds of Coal Creek. Over time this informal parking area developed adjacent to the road. This project proposes to provide a formal and safe designated parking area in addition to providing space for City maintenance vehicles. The entire area surrounding the existing parking area is encumbered with critical areas including Coal Creek and tributaries, wetlands, steep slopes, and protective buffers and setbacks. The proposed impacts include removal of 19 trees and disturbance of 6,143 square feet of wetland buffer and 4,972 square feet of stream buffer. 15,523 square feet of mitigation planting area is proposed which includes restoration of a wetland adjacent to the existing parking lot and restoration of temporary disturbance. The proposed disturbance of wetland and stream buffers requires approval of a Critical Areas Land Use Permit. See figure 1 below for the proposed site plan.

Figure 1



II. Site Description, Zoning, Land Use and Critical Areas

A. Site Description

The project location is located immediately adjacent to the east of Coal Creek Parkway just north of the parkway bridge crossing of Coal Creek. This lot is within the City-owned Coal Creek Park Natural Area which is a 550-acre park consisting of third-growth, primarily alder forest in steep sided ravine containing Coal Creek and other tributaries. This parking lot serves as an impromptu trailhead that allows users to access the approximately three miles of unpaved trails. Over time the parking lot has grown from an existing gravel maintenance road that provides City of Bellevue Utilities Department crews access to Coal Creek off-channel sediment ponds for clean out. See figure 2 below for project location and existing condition.

Figure 2

B. Zoning

The properties in vicinity of the site are all part of the City of Bellevue Coal Creek Park and are zoned R-1. The nearest residences are zoned R-3.5 east of the park and R-5 west of the park.

C. Land Use Context

The properties in vicinity have predominantly single-family medium and high density residential designations and are developed with single-family houses. The project area within the park is designated Parks/Single-Family Low Density in the City's Comprehensive Plan.

D. Critical Areas On-Site and Regulations

i. Wetlands

Wetlands include the vegetated edges of ponds and areas commonly called swamps, marshes, and bogs. Frequently, their water is only visible in the spring. Wetlands are classified into four categories, based on a combination of habitat, water quality, and flood-flow-reduction functions.

Wetlands provide rearing and foraging habitats for fish and wildlife and food chain support for downstream waters. Wetlands provide natural water quality improvement; flood-flow reduction and storage; shoreline erosion protection; and opportunities for passive recreation. Many urban wetlands are heavily disturbed, but still provide valuable water quality treatment and flood-flow reduction.

ii. Streams and Riparian Areas

Most of the elements necessary for a healthy aquatic environment rely on processes sustained by dynamic interaction between the stream and the adjacent riparian area (Naiman et al., 1992). Riparian vegetation in floodplains and along stream banks provides a buffer to help mitigate the impacts of urbanization (Finkenbine et al., 2000 in Bolton and Shellberg, 2001). Riparian areas support healthy stream conditions.

Riparian vegetation, particularly forested riparian areas, affect water temperature by providing shade to reduce solar exposure and regulate high ambient air temperatures, slowing or preventing increases in water temperature (Brazier and Brown, 1973; Corbett and Lynch, 1985).

Upland and wetland riparian areas retain sediments, nutrients, pesticides, pathogens, and other pollutants that may be present in runoff, protecting water quality in streams (Ecology, 2001; City of Portland 2001). The roots of riparian plants also hold soil and prevent erosion and sedimentation that may affect spawning success or other behaviors, such as feeding.

Both upland and wetland riparian areas reduce the effects of flood flows. Riparian areas and wetlands reduce and desynchronize peak crests and flow rates of floods (Novitzki, 1979; Verry and Boelter, 1979 in Mitsch and Gosselink, 1993). Upland and wetland areas can infiltrate flood flows, which in turn, are released to the stream as base flow

Stream riparian areas, or buffers, can be a significant factor in determining the quality of wildlife habitat. For example, buffers comprised of native vegetation with multi- canopy structure, snags, and down logs provide habitat for the greatest range of wildlife species (McMillan, 2000). Vegetated riparian areas also provide a source of large woody debris that helps create and maintain diverse in-stream habitat, as well as create woody debris jams that store sediments and moderate flood velocities.

Sparsely vegetated or vegetated buffers with non-native species may not perform the needed functions of stream buffers. In cases where the buffer is not well vegetated, it is necessary to either increase the buffer width or require that the standard buffer width be

restored or revegetated (May 2003). Until the newly planted buffer is established the near term goals for buffer functions may not be attained.

Riparian areas often have shallow groundwater tables, as well as areas where groundwater and surface waters interact. Groundwater flows out of riparian wetlands, seeps, and springs to support stream base flows. Surface water that flows into riparian areas during floods or as direct precipitation infiltrates into groundwater in riparian areas and is stored for later discharge to the stream (Ecology, 2001; City of Portland, 2001).

iii. Geologic Hazard Areas

Geologic hazards pose a threat to the health and safety of citizens when commercial, residential, or industrial development is inappropriately sited in areas of significant hazard. Some geologic hazards can be reduced or mitigated by engineering, design, or modified construction practices. When technology cannot reduce risks to acceptable levels, building in geologically hazardous areas is best avoided (WAC 365-190).

Steep slopes may serve several other functions and possess other values for the City and its residents. Several of Bellevue's remaining large blocks of forest are located in steep slope areas, providing habitat for a variety of wildlife species and important linkages between habitat areas in the City. These steep slope areas also act as conduits for groundwater, which drains from hillsides to provide a water source for the City's wetlands and stream systems. Vegetated steep slopes also provide a visual amenity in the City, providing a "green" backdrop for urbanized areas enhancing property values and buffering urban development.

iv. Habitat Associated with Species of Local Importance

Urbanization, the increase in human settlement density and associated intensification of land use, has a profound and lasting effect on the natural environment and wildlife habitat (McKinney 2002, Blair 2004, Marzluff 2005 Munns 2006), is a major cause of native species local extinctions (Czech et al 2000), and is likely to become the primary cause of extinctions in the coming century (Marzluff et al. 2001a). Cities are typically located along rivers, on coastlines, or near large bodies of water. The associated floodplains and riparian systems make up a relatively small percentage of land cover in the western United States, yet they provide habitat for rich wildlife communities (Knopf et al. 1988), which in turn provide a source for urban habitat patches or reserves. Consequently, urban areas can support rich wildlife communities. In fact, species richness peaks for some groups, including songbirds, at an intermediate level of development (Blair 1999, Marzluff 2005).Protected wild areas alone cannot be depended on to conserve wildlife species. Impacts from catastrophic events, environmental changes, and evolutionary processes (genetic drift, inbreeding, colonization) can be magnified when a taxonomic group or unit is confined to a specific area, and no one area or group of areas is likely to support the biological processes necessary to maintain biodiversity over a range of geographic scales (Shaughnessy and O'Neil 2001). As well, typological approaches to taxonomy or the use of indicators present the risk that evolutionary potential will be lost when depending on

reserves for preservation (Rojas 2007). Urban habitat is a vital link in the process of wildlife conservation in the U.S.

III. Consistency with Land Use Code Requirements:

A. Zoning District Dimensional Requirements:

Zoning requirements applicable to the project are limited to the coverage allowed for impervious surfaces. The proposal complies with the impervious surface coverage limit of 50 percent and the project proposes to incorporate pervious surfaces. All proposed pervious surfaces are required to be engineered and approved by the Utilities Department as part of the construction permits. The pervious surfaces proposed must be proven to function as pervious if proposed. **See Section X for a related condition of approval.**

B. Critical Areas Requirements LUC 20.25H:

The City of Bellevue Land Use Code Critical Areas Overlay District (LUC 20.25H) establishes performance standards and procedures that apply to development on any site which contains in whole or in part any portion designated as critical area, critical area buffer or structure setback from a critical area or buffer. The proposed parking improvements associated with the park are allowed uses in critical areas, buffers, and setbacks, provided certain requirements are met. The project is subject to the performance standards found in the table below.

Critical Area	**Geologic Hazard-Steep Slopes**
Performance Standards	20.25H.055.C.3.G 20.25H.055.C.2 20.25H.080 20.25H.100

i. Consistency With LUC 20.25H.055.C.3.G and 20.25H.055.C.2

Other Parks Uses. Other parks uses proposed within the critical area or critical area buffer, including public access drives, public loading areas, and public boat launches and ramps, shall meet the generally applicable performance standards of subsection C.2.b of this section; provided, that active use playfields shall not be allowed in critical area or critical area buffers; and provided, that parking supporting parks uses shall be allowed in a critical area buffer only if no technically feasible alternative, as demonstrated through application of the criteria of subsection C.2.a of this section, exists.

New or expanded facilities and systems are allowed within the critical area or critical area buffer only where no technically feasible alternative with less impact on the critical area or critical area buffer exists. A determination of technically feasible alternatives will consider:

1. The location of existing infrastructure;

The existing gravel parking area is located adjacent to Coal Creek Parkway. There is minimal area to park or maneuver vehicles without entering the roadway which creates a safety hazard. The existing parking area also abuts a wetland to the east and Coal Creek is to the south. An access road to sediment pond facilities also crosses through this lot.

2. **The function or objective of the proposed new or expanded facility or system;**
   The objective of the proposal is to remedy an unsafe parking situation. Increased use of the informal parking lot has created a greater demand for safe parking facilities near the trailhead. A secondary objective is to maintain access for City maintenance vehicles. In order to improve safety and maintain access additional parking area is proposed to provide designated maintenance vehicle parking spots and turnaround movements.

3. **Demonstration that no alternative location or configuration outside of the critical area or critical area buffer achieves the stated function or objective, including construction of new or expanded facilities or systems outside of the critical area;**
   Alternative parking and trailhead access locations were explored at the Redtown trailhead access, Coal Creek/I-405 access, Cinder Mine access, Newcastle Golf Club access, SE 60th St. access, SPU easement access, Forest Drive access, and other sites. Due to locations, parking size needed, presence of existing trails, critical areas impacts, existing development, and neighborhood impacts the proposed site chosen for additional parking. The proposal avoids direct impacts to wetlands and streams impacting buffers and setbacks instead. Alternatives to the proposed site placement such as expanding the existing parking lot would have resulted in filling wetlands, modification of steep slopes, or impacts to the buffer of Coal Creek. Construction of a parking area outside of critical areas is not feasible given the extent of critical areas in the Coal Creek Park and the need to have parking near the trails the parking lot serves.

4. **Whether the cost of avoiding disturbance is substantially disproportionate as compared to the environmental impact of proposed disturbance; and**
   The cost of constructing parking at a new location would result in new critical areas impacts and construction costs which are greater than the impacts and costs of keeping the parking lot at the existing location. Placement of a parking lot on another site would likely impact undisturbed critical areas whereas the location proposed for this parking lot expansion is already disturbed due to the maintenance access road and usage by City vehicles and Park users. The cost to construct a new lot off-site is greater than the impact proposed by expanding the parking area in the proposed location.

5. **The ability of both permanent and temporary disturbance to be mitigated.**

The proposal includes 15,523 square feet of buffer mitigation planting. Buffer mitigation is proposed at a ratio greater than the amount of impact. Planting will also be in within a wetland adjacent to the existing parking area. The project will remove 19 trees mostly maple and some cedar. Any trees removed are required to be incorporated into the plan as woody debris placement surrounding the project in the wetland and stream buffers. Restoration of temporary disturbance is also required. The submitted plan is approved as a conceptual planting plan. The final plan must have a planting density at least as dense as the City's critical areas planting templates for wetlands and buffers and include a minimum of 19 trees. Consideration will be given for existing vegetation but the plans approved under the clearing and grading permit must at least meet a spacing of 9 feet for trees and 4 feet for shrubs. The plans submitted under the clearing and grading permit must show restoration of areas of temporary disturbance. The mitigation planting plan can be found as Attachment 3. The mitigation planting is required to be maintained and monitored for five years by the Parks Department. See figure 3 below for conceptual mitigation plan. **See Section X for a related condition of approval.**

ii. Consistency with LUC 20.25H.055.C.2.b

If the applicant demonstrates that no technically feasible alternative with less impact on the critical area or critical area buffer exists, then the applicant shall comply with the following:

1. **Location and design shall result in the least impacts on the critical area or critical area buffer;**
   The location of the proposed parking lot is constrained by existing infrastructure and the presence of critical areas. The location of the proposed parking area has been chosen to avoid direct critical areas impacts.

2. **Disturbance of the critical area and critical area buffer, including disturbance of vegetation and soils, shall be minimized;**
   Disturbance is as minimal as possible. Retaining walls are proposed at the edge of the parking area to limit disturbance beyond the parking lot.

3. **Disturbance shall not occur in habitat used for salmonid rearing or spawning or by any species of local importance unless no other technically feasible location exists;**
   The location of the proposed parking area will not disturb the streams located on site.

4. **Any crossing over of a wetland or stream shall be designed to minimize critical area and critical area buffer coverage and critical area and critical area buffer disturbance, for example by use of bridge, boring, or open cut and perpendicular crossings, and shall be the minimum width necessary to accommodate the intended function or objective; provided, that the Director**

may require that the facility be designed to accommodate additional facilities where the likelihood of additional facilities exists, and one consolidated corridor would result in fewer impacts to the critical area or critical area buffer than multiple intrusions into the critical area or critical area buffer;
No new crossings over a stream or wetland are proposed by the parking area. The existing road crosses over a tributary to coal creek.

5. **All work shall be consistent with applicable City of Bellevue codes and standards;**
   The project complies with this requirement.

6. **The facility or system shall not have a significant adverse impact on overall aquatic area flow peaks, duration or volume or flood storage capacity, or hydroperiod;**
   The existing facility has no storm water controls or water quality treatment. The new parking area will comply with storm water requirements and provide control and treatment as required by the City of Bellevue Utilities Department.

7. **Associated parking and other support functions, including, for example, mechanical equipment and maintenance sheds, must be located outside critical area or critical area buffer except where no feasible alternative exists;**
   As previously discussed, no technically feasible alternative exists to meet the intent of the proposal to provide a safe parking area and maintain road access without impact to a wetland or stream buffer.

8. **Areas of new permanent disturbance and all areas of temporary disturbance shall be mitigated and/or restored pursuant to a mitigation and restoration plan meeting the requirements of LUC 20.25H.210.**
   As previously discussed the project provides 15,523 square feet of mitigation planting and includes restoration of a wetland. As conditioned the final mitigation planting plan is required to meet density and spacing requirements of the City's Critical Areas Handbook.

iii. Consistency with LUC 20.25H.080 and 100

Any lighting is required to be shown on the final plans and directed to the parking surface. The project area is surrounded by wetland, streams, and buffers and noise will be located in the buffers where the parking area is proposed. The project is subject to the BMPs for stormwater which include on-site management, flow control, and water quality treatment. The proposed parking area will be an improvement over the existing stormwater treatment provided having water treatment before it enters the surrounding wetland and stream buffers. The proposed mitigation planting will provide a dense buffer planting. Use of pesticides, insecticides, and fertilizers will be in accordance with the City of Bellevue's Environmental Best Management Practices.

IV. Public Notice and Comment

Application Date:	October 23, 2015
Public Notice (500 feet):	January 28, 2016
Minimum Comment Period:	February 11, 2016

The Notice of Application for this project was published in the City of Bellevue Weekly Permit Bulletin and Seattle Times on January 28, 2016. It was mailed to property owners within 500 feet of the project site. Comments were received from Karen Walter with the Muckleshoot Tribe concerning the extent of impacted area, number of trees removed, and the need to leave large woody debris. Per the plans 6,143 square feet of wetland buffer and 4,972 square feet of stream buffer are proposed to be impacted. A total of 19 trees are proposed for removal. 15,523 square feet of mitigation planting is proposed consistent with the City's planting templates for wetlands. In order to address the comment on woody debris recruitment a condition of approval is required that the project retain larger tree trunk sections and locate them on the perimeter of the project area, allowing for existing vegetation and drainage considerations. **See Section X for a related condition of approval.**

V. Summary of Technical Reviews

a. Clearing and Grading

The Clearing and Grading Division of the Development Services Department has reviewed the proposed site development for compliance with Clearing and Grading codes and standards. The Clearing and Grading staff found no issues with the proposed development and has approved the application.

VI. State Environmental Policy Act (SEPA)

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. The Environmental Checklist submitted with the application adequately discloses expected environmental impacts associated with the project. The City codes and requirements, including the Clear and Grade Code, Utility Code, Land Use Code, Noise Ordinance, Building Code and other construction codes are expected to mitigate potential environmental impacts. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements.

A. Earth, Air, and Water

The project area is within wetland and stream buffer areas. Much of the site has been disturbed by fill soils and is underlain by glacial till. The site and surrounding slopes appear to be in stable condition and mostly vegetated. Approximately 300 cubic yards of material is anticipated to provide underlay and parking lot paving. The site will be subject to the City's BMPS and sediment and erosion controls as well as the clearing and grading code BCC 23.76. All stormwater will be collected and treated prior to entry into the wetland and stream

buffer which is currently not done by the existing gravel parking lot.

B. Animals

Coal Creek provides habitat for Steelhead, Chinook, Sockeye, and Coho. The project area is a generally forested riparian corridor that extends from I-405 to the headwaters of Coal Creek. The corridor is bisected by several roads and this site has been encroached upon by the existing access road and parking lot. However the area provides forage, cover, and breeding opportunities. The mitigation planting proposed is intended to restore an adjacent wetland and buffer functions by removing invasive vegetation and replanting with native species.

C. Plants

19 trees, 6,143 square feet of wetland buffer, and 4,972 square feet of stream buffer are proposed to be removed by the project. 15,523 square feet of mitigation planting is proposed to be installed and the planting must meet City planting requirements for plant species, density, and spacing as conditioned under the Land Use Code. Exiting native vegetation and trees are proposed to be preserved as much as possible.

D. Noise

The project are is largely contained in the park but the park is adjacent to residential properties whose residents are most sensitive to disturbance from noise during evening, late night and weekend hours when they are likely to be at home. Construction noise will be limited by the City's Noise Ordinance (Chapter 9.18 BCC) which regulates construction hours and noise levels. **See Section X for a related condition of approval.**

VII. Changes to Proposal Due to Staff Review

No changes were requested by staff.

VIII. Decision Criteria

A. 20.30P.140 Critical Area Land Use Permit Decision Criteria – Decision Criteria

The Director may approve, or approve with modifications an application for a Critical Area Land Use Permit if:

1. **The proposal obtains all other permits required by the Land Use Code.**
   The applicant must obtain approval of a Clearing and Grading permit prior to commencing any work. See **Section X for a related condition of approval**

2. **The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical area and critical area buffer.**
   The project location was chosen to have the least impact and avoid direct critical areas impact by locating the parking lot in buffers and avoiding critical areas. The project proposes to use pervious pavement and provide stormwater systems which currently do not exist. See prior discussion in section III of this report.

3. **The proposal incorporates the performance standards of Part 20.25H to the maximum extent applicable.**
   As discussed in Section III of this report, the applicable performance standards of LUC Section 20.25H are being met.

4. **The proposal will be served by adequate public facilities including street, fire protection, and utilities.**
   The proposed improvements expand an existing public facility to provide a safe parking lot and vehicle access which is not currently the case.

5. **The proposal includes a mitigation or restoration plan consistent with the requirements of LUC Section 20.25H.210.**
   The mitigation planting plan is found as Attachment 3 is approved conceptually. Additional planting to meet the standards of the City's planting templates is required as found in the conditions of approval. See **Section X for a related condition of approval**

6. **The proposal complies with other applicable requirements of this code.**
   As discussed in this report, the proposal complies with all other applicable requirements of the Land Use Code.

IX. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, SEPA, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** the modification of wetland and stream buffers for the proposed parking lot expansion. **Approval of this Critical Areas Land Use Permit does not constitute a permit for construction. Separate development permits are required and all plans are subject to review for compliance with applicable City of Bellevue codes and standards.**

Note- Expiration of Approval: In accordance with LUC 20.30P.150 a Critical Areas Land Use Permit automatically expires and is void if the applicant fails to file for a building permit or other necessary development permits within one year of the effective date of the approval unless additional time is granted by the approval.

X. Conditions of Approval

The applicant shall comply with all applicable Bellevue City Codes and Ordinances including but not limited to:

Applicable Ordinances	Contact Person
Clearing and Grading Code- BCC 23.76	Janney Gwo, 425-452-6190
Land Use Code- BCC Title 20	Reilly Pittman, 425-452-4350
Noise Control- BCC 9.18	Reilly Pittman, 425-452-2973

The following conditions are imposed under the Bellevue City Code or SEPA authority referenced:

1. **Construction Permit:** Approval of this Critical Areas Land Use Permit does not constitute an approval of a development permit. Permit 16-102886-GD is required to be approved. Plans submitted as part of either permit application shall be consistent with the activity permitted under this approval.

   Authority: Land Use Code 20.30P.140
   Reviewer: Reilly Pittman, Development Services Department

2. **Pervious Surfaces:** All proposed pervious surfaces are required to be engineered and approved by the Utilities Department as part of the construction permits.

   Authority: Land Use Code 20.20.460
   Reviewer: Reilly Pittman, Development Services Department

3. **Final Mitigation Plan:** A final mitigation planting plan is required to be submitted under the clearing and grading permit to provide plant density and spacing consistent with the planting templates for wetlands in the Critical Areas Handbook. Consideration will be given for existing vegetation but at least 19 trees are required to be planted to replace the 19 trees removed. Temporary impacts created as a result of the construction are required to be restored. The plans shall also specify plant quantities and spacing that at least meet the minimum established by the City's planting templates for wetlands contained in the City's Critical Area Handbook.

   Authority: Land Use Code 20.30P.140; 20.25H.220
   Reviewer: Reilly Pittman, Development Services Department

4. **Maintenance and Monitoring:** Maintenance and monitoring of the mitigation planting is required for five years by the Parks Department. Provisions for maintenance and monitoring, goals, and performance standards shall be provided as part of the final mitigation plan prior to issuance of the clearing and grading permit.

   Authority: Land Use Code 20.30P.140; 20.25H.220
   Reviewer: Reilly Pittman, Development Services Department

5. **Incorporate Woody Debris:** Trunk sections of large trees shown as removed shall be incorporated into the mitigation plan as woody debris were possible in the stream and wetland buffer to provide woody debris input. Considerations for existing vegetation and drainage are allowed to aid placement of the wood in the buffer area.

   Authority: Land Use Code 20.30P.140; 20.25H.220

Reviewer: Reilly Pittman, Development Services Department

6. **Noise Control:** Noise related to construction is exempt from the provisions of BCC 9.18 between the hours of 7 am to 6 pm Monday through Friday and 9 am to 6 pm on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Noise emanating from construction is prohibited on Sundays or legal holidays unless expanded hours of operation are specifically authorized in advance. Requests for construction hour extension must be done in advance with submittal of a construction noise expanded exempt hours permit.

   Authority: Bellevue City Code 9.18
   Reviewer: Reilly Pittman, Development Services Department